



Request for Qualifications – General Contractors WINDGATE ART AND DESIGN DISTRICT BUILDINGS

The University of Arkansas Fayetteville, in accordance with the policies of the Board of Trustees, is soliciting responses from interested firms to provide general contractor construction management services for the *Windgate Art and Design District buildings*.

PROJECT DESCRIPTION

The Windgate Art and Design District is a University of Arkansas district situated southeast of the main campus, and covers a full city block fronting Martin Luther King, Jr. Boulevard. The district's purpose is to provide a suitable environment for art and architecture classes where students create artworks, building prototypes, etc. that require large spaces, specialized equipment, generous loading areas, and other attributes that aren't a good fit for the central campus. The School of Art's first building in the block, the Sculpture Studio, was completed in 2016, and includes a variety of studios, a forge, and a wood shop.

This project represents the second phase of construction in the area for the School of Art. The school has experienced unprecedented growth over the last several years, and was recently transformed from a department of Fulbright College of Arts and Sciences into the first accredited collegiate school of art in Arkansas. Much of this growth will be accommodated in the district. The project will create studios, classrooms, offices, and support spaces for ceramics, printmaking, drawing, graphic design, photography, foundations, and a student gallery in an area of around 150,000 square feet.

The design team will work within a master plan created by Facilities Management Planning and Design to make an urban environment that supports the mission of the School of Art and contributes to the ongoing redevelopment of the surrounding south Fayetteville neighborhood. The program will be distributed in a series of two-to-four story buildings that have public-facing frontage along Martin Luther King, Jr. Boulevard and Hill Avenue, and enclose private work yards in the center of the site. These exterior spaces will be an integral part of the program, expanding the usable area for large-scale art projects, and creating a collaborative landscape for all disciplines within the School of Art. The site's central service drive, most primary utility feeds, and some of the necessary rainwater management features are being constructed as part of the current Library Storage Building project. The buildings are expected to have generous ceiling heights to accommodate large artworks and equipment. Studios will require abundant natural light while limiting glare, so careful consideration must be given to the design of windows and lighting. In addition, the design must purposefully accommodate the significant grade change throughout the site.

The total project cost is currently estimated at \$40 million. General Contractors and design consultants will work with a university building committee, an independent third-party commissioning agent, and

Facilities Management to advance overall site and campus master planning principles, as well as sustainability requirements (LEED Silver is baseline). For general campus planning and standards information, visit <http://planning.uark.edu>.

ANTICIPATED PROJECT SCHEDULE

<i>Request for Qualifications (RFQ) issued</i>	<i>December 22</i>
<i>Statement of Qualification (SOQ) due</i>	<i>January 16, 2018</i>
<i>interviews of shortlisted firms</i>	<i>February 5</i>
<i>Board of Trustees selection announced</i>	<i>March 29</i>
<i>contract negotiations</i>	<i>April 2018</i>
<i>design starts</i>	<i>April 2018</i>
<i>construction starts</i>	<i>March 2019</i>
<i>project complete</i>	<i>December 2020</i>

SUBMISSION

The deadline for responses is 1:00pm local time on Tuesday, January 16, 2018.

All respondents will be notified of the results by EMAIL, so please provide accurate contact information.

Address ten (10) copies of responses to: John Ross, Construction Coordinator
University of Arkansas
Facilities Management Planning and Design
521 S. Razorback Road
Fayetteville, AR 72701

Statements of Qualification will be reviewed by a selection committee using a standardized *Construction Services Shortlist Evaluation* form. This form is available for download at <http://planning.uark.edu/rfq>.

Written responses should include:

1. Proof of licensure in the State of Arkansas
2. Experience of key personnel in Guaranteed Maximum Price (GMP) and fast-track projects
3. Records of management teams on similar projects with timely completion, and with high quality workmanship
4. Current maximum bonding capacity and rate
5. Current and projected workload
6. **Specific project experience** (within the past five years) with professional-quality art studios and art galleries, and their spatial, acoustical, lighting, and technological requirements
7. Records of previous similar projects: owner verification and contact information

8. Prior experience constructing projects under nationally-recognized sustainable rating systems
9. Prior experience with fully-commissioned projects
10. Statement of diversity in the workforce, if applicable
11. Certificate of women-owned or minority-owned business, if applicable

Professional Services Required:

GUARANTEED MAXIMUM PRICE/FAST-TRACK MANAGEMENT, ESTIMATING, SUBCONTRACTOR SELECTION, PROJECT AND CHANGE ORDER PRICING, DEMOLITION, SCHEDULE CONTROL, COST REDUCTION AND CONTROL, PROJECT COORDINATION, BUILDING INFORMATION MODELING (BIM), CLOSEOUT, AND WARRANTY.

LOCATION

The Windgate Art and Design District is a full city block bounded by Martin Luther King, Jr. Boulevard, Government Avenue, Hill Avenue, and the Tsa La Gi Trail.

